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Louth Road, Market Rasen



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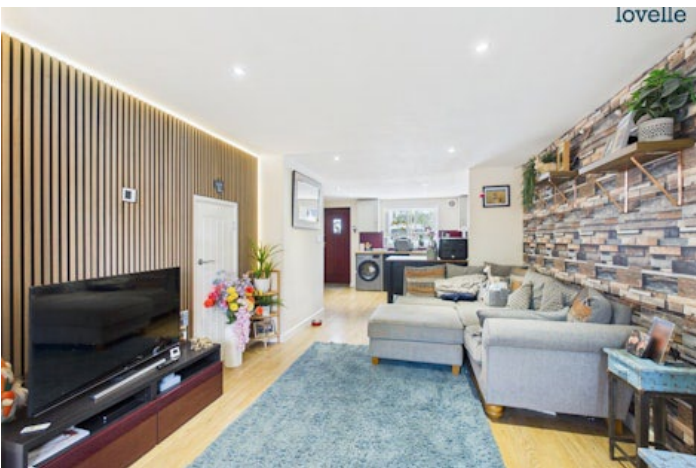
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£175,000



MODERN 2 BEDROOM MID TERRACE Popular residential position. We are pleased to offer for sale this excellent terraced house. Open Plan Lounge Kitchen Diner, WC / Cloakroom, 2 bedrooms & family bathroom. Garden to Rear & Allocated Parking.

PERFECT INVESTMENT OR FIRST TIME BUY

Key Features

- Modern Mid Terrace House
- Popular Residential Location
- Well Presented Throughout
- Spacious Accommodation
- Underfloor Heating to Ground & 1st Floor
- Lounge, Kitchen Diner & WC
- EPC rating TBC
- Tenure: Freehold



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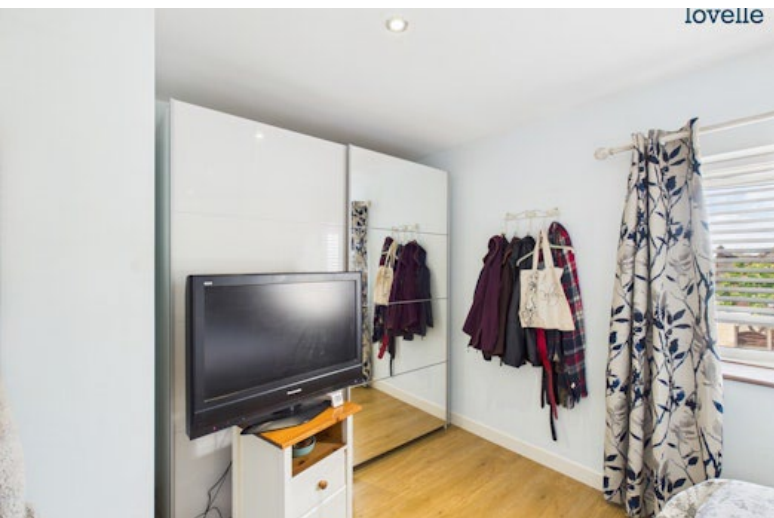
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Situation

The popular Market town of Wragby is situated approximately 11 miles from the Cathedral city of Lincoln, Louth approximately 14 miles and is accessed via the A158 and also giving convenient access in the directions of Market Rasen (7miles), Bardeny (5 miles) & Horncastle (10 miles). Over time Wragby has evolved to be a stopping point en route to the coastal town of Skegness, with amenities including two public houses, a fish shop, café, supermarket, village hall, doctors surgery, newsagents and schooling and leisure facilities.

Kitchen

8.86m x 2.95m (29'1" x 9'8")

double glazed entrance door, a range of fitted wall and base units, space and plumbing for washing machine, stainless steel sink unit, space for under counter fridge, electric oven, 4 ring hob, splash backs, laminate flooring and double glazed window to front aspect

WC

1.26m x 1.57m (4'1" x 5'2")

low level WC, hand wash basin, tiled splash backs and laminate flooring

Lounge

laminate flooring and understairs storage cupboard

Dining Room

double glazed window to rear aspect, 2 'Velux' windows to rear aspect and laminate flooring

Rear Hall

1.24m x 2.03m (4'1" x 6'8")

double glazed rear entrance door, laminate flooring and stairs to first floor accommodation

Landing

2.04m x 1.93m (6'8" x 6'4")

laminate flooring, roof void access and cupboard housing hot water cylinder

Bedroom 1

4.2m x 2.58m (13'10" x 8'6")

double glazed window to front aspect and laminate flooring

Bedroom 2

3.3m x 2.14m (10'10" x 7'0")

double glazed window to rear aspect and laminate flooring

Bathroom

2.13m x 1.93m (7'0" x 6'4")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled with with shower over, tiled splash backs, laminate flooring and heated towel rail

Garden

landscaped gardens being mostly laid to lawn with raised decking, pergola and raised flower beds

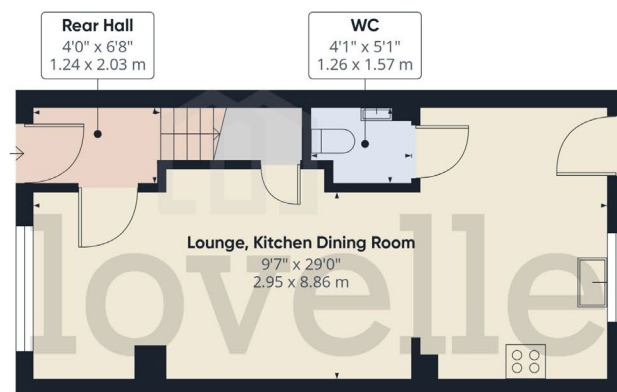
Parking

ample off street parking for a number of vehicles

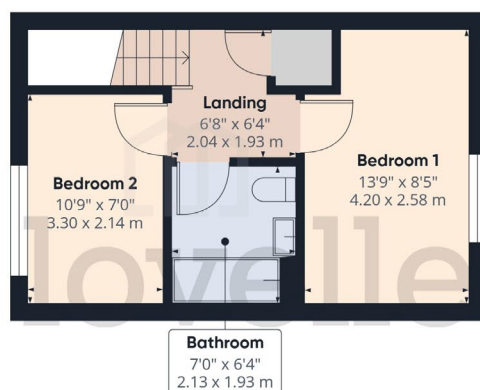
Agents Notes

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Ground Floor



Approximate total area[®]
675 ft²
62.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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